




4-20-12

RESIDENTIAL BOARD OF ADJUSTMENT DECISIONS

**Wednesday, April 18, 2012
1:30 PM
1000 Throckmorton
City Council Chamber
2nd Floor – City Hall
Fort Worth, Texas 76102**

BOARD MEMBERS:

Paul Johnston	_____ P
Ronald R. Shearer	_____ P
Barbara Worthley	_____ P
Jerry Tinkle, Chair	_____ P
Johanna McCully-Bonner	_____ P
Clifford (Carl) Logan, Vice Chair	_____ P
Wade Chappell	_____ A
Shirley Bryant	_____ P
Victoria E. Bargas	_____ A

I. 12:30 P.M LUNCH/WORK SESSION Pre-Council Chamber

A. Review of Cases on Today's Agenda

II. 1:30 P.M. PUBLIC HEARING Council Chamber

A. Approval of Minutes of the March 21, 2012 Hearings

**APPROVED
6-0-1**

ASSISTANCE AT THE PUBLIC MEETINGS:

The Fort Worth City Hall and Council Chambers are wheelchair accessible. Access to the building and special parking are available on the south side of the City Hall building to the south of Texas Street. Persons with disabilities who plan to attend this meeting and who may need auxiliary aids or services such as interpreters for persons who are deaf or hearing impaired, readers or large print, are requested to call 817-392-7844, FAX 817-392-7985, or call TDD 1-800-RELAY-TX at least two (2) working days prior to the meeting so that appropriate arrangements can be made.

Executive Session.

A closed Executive Session may be held with respect to any posted agenda item to enable the Commission to receive advice from legal counsel, pursuant to Texas Government Code, Section 551.071.



B. Translation Cases:

1. BAR-12-057

MARCOS FUENTES

CD9

1336 and 1340 W. Hammond Street

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a front yard carport in the front yard where none is allowed on 1336 W. Hammond St.

APPROVED 7/0

- b. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a second carport encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard on 1336 W. Hammond St.

APPROVED 7/0

- c. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of two (2) carports where only one (1) carport is allowed on 1336 W. Hammond St.

APPROVED 7/0

- d. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a storage shed encroaching approximately five (5) feet into the required five (5) foot rear yard setback, creating an approximate zero (0) foot rear yard on 1340 W. Hammond St.

APPROVED 7/0

- e. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a carport encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard on 1340 W. Hammond St.

APPROVED 7/0

- f. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a storage shed approximately two hundred eighty-five (285) square feet instead of the maximum allowed two (200) hundred square feet, excessive by approximately eighty-five (85) square feet on 1340 W. Hammond St.

APPROVED 7/0

- g. Request a **VARIANCE** in an "A-5" One Family District to permit the continued use of a storage shed approximately twelve feet eleven inches (12'11") instead of the maximum allowed eight (8) feet in height, excessive by approximately four feet eleven inches (4'11") on 1340 W. Hammond St.

APPROVED 7/0



2. BAR-12-068

ANGELINA ARELLANO, by Eustolia Gonzalez
3416 Fitzhugh Avenue

CD5

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a five (5) foot wrought iron and masonry fence in the front yard.

APPROVED 7/0

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an approximate eight (8) foot wrought iron and masonry fence with approximately eight (8) foot wrought iron gate and an approximate eight (8) foot masonry arch instead of the maximum allowed five (5) feet in height, excessive by approximately three (3) feet for the wrought iron and masonry fence, wrought iron gate and masonry arch.

APPROVED 7/0

C. Continued Cases:

1. BAR-11-269

SIM FAMILY FOUNDATION INC, c/o Jorea McNamee Kelly
5519 Van Natta Lane

CD8

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the construction of a front yard carport where none is allowed.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 0/7

2. BAR-12-050

JO CHESZETTE PHILLIPS, by Amir Krummell
4112 Misty Meadow Drive

CD6

- a. Request a **VARIANCE** in an "A-10" One-Family District to permit the continued construction of a storage shed encroaching approximately two feet seven inches (2'7") into the required five (5) foot rear yard setback, creating an approximate two foot five inch (2'5") rear yard.

APPROVED 7/0

- b. Request a **VARIANCE** in an "A-10" One-Family District to permit the continued construction of a storage shed approximately nine feet six inches (9'6") instead of the maximum allowed eight (8) feet in height, excessive by approximately one foot six inches (1'6").

APPROVED 7/0

D. New Cases:

1. BAR-12-016

BARNELL MITCHELL
5213 Blackmore Avenue

CD7

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of the land for one large animal on a lot that is approximately eleven thousand six hundred and fifty (11,650) square feet in area instead of the required one half (1/2) acre and without living the required one quarter (1/4) mile from the property.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 6/1



2. **BAC-12-056**

FRANCISCO JAVIER OLMOS

4014 Ramey Avenue

CD5

- a. Request a **SPECIAL EXCEPTION** in an "A-10" One-Family District to permit the continued use of the land for one large animal on a lot that is approximately fifteen thousand (15,000) square feet instead of the required one half(1/2) acre and without living the required one quarter (1/4) mile from the property.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 3/4

3. **BAR-12-058**

TO BE HEARD MAY 16, 2012

4. **BAR-12-059**

RITA VALTIERRA TRUJILLO

3721 Avenue M

CD5

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a five (5) foot open design fence in the front yard.

APPROVED 7/0

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a wrought iron and masonry fence approximately five feet four inches (5'4") instead of the allowed five (5) feet in height, excessive by approximately four (4) inches.

APPROVED 7/0

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a carport encroaching approximately five (5) feet into the required five (5) foot side yard creating an approximate zero (0) foot side yard.

APPROVED 7/0



5. **BAR-12-060**

FRANKLIN AUTRY
9300 Marbella Drive

CD3

- a. Request a **SPECIAL EXCEPTION** in an "A-5" One-Family District to permit the continued use of a four (4) foot solid masonry fence in the projected front yard.

CONTINUED TO MAY 16, 2012 7/0

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a seven (7) foot solid masonry fence instead of the maximum allowed four (4) feet in height, excessive by approximately three (3) feet.

CONTINUED TO MAY 16, 2012 7/0

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of an arbor with outdoor kitchen encroaching approximately ten feet nine inches (10'9") into the required twenty (20) foot projected front yard, creating an approximate nine foot three inch (9'3") projected front yard.

CONTINUED TO MAY 16, 2012 7/0

- d. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a pool encroaching approximately twelve (12) feet into the required twenty (20) foot projected front yard, creating an approximately eight (8) foot projected front yard.

CONTINUED TO MAY 16, 2012 7/0

6. **BAR-12-061**

ALBINO ESPINOZA Jr., by Anthony W. Johnson
3408 N. Nichols Street

CD2

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of an addition to the main residence encroaching approximately three (3) feet into the required five (5) foot side yard setback, creating an approximate two (2) foot side yard.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 6/1

7. **BAR-12-062**

JOHN CUMING
8544 Shelby Lane

CD7

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the enclosure of a garage and addition to the main residence that eliminates the two (2) parking spaces behind the front building line.

APPROVED 7/0



8. **BAR-12-063** **MARTIN AND JUDY G. BOWEN** **CD7**
3829 Sherwood Avenue
- a. Request a **VARIANCE** in an "A-10" One-Family District to permit the construction of a new residence on a through lot that encroaches approximately fifteen (15) feet into the required twenty-five (25) foot required setback, creating an approximate ten (10) foot front yard along Rockwood Park.
- APPROVED 7/0**
9. **BAR-12-064** **CHRISTOPHER N. MITCHELL** **CD2**
5212 Sioux Creek Lane
- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the construction of a storm shelter eliminating one (1) of two (2) parking spaces behind the front building line. **STIPULATING GARAGE DOOR REMAIN IN PLACE.**
- APPROVED 7/0**
10. **BAR-12-065** **JESUS AND ELIZABETH GARCIA** **CD5**
3005 Burchill Road
- a. Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the continued use of a five (5) foot wrought iron fence in the front yard.
- APPROVED 7/0**
- b. Request a **VARIANCE** in a "B" Two-Family District to permit the continued use of an approximate six (6) foot wrought iron fence instead of the maximum allowed five (5) feet in height, excessive by approximately one (1) foot.
- APPROVED 7/0**
11. **BAR-12-066** **BERENICE GONZALEZ, by Antonio Tejeda** **CD5**
4104 Littlejohn Avenue
- a. Request a **SPECIAL EXCEPTION** in an "A-10" One-Family District to permit the continued use of a five (5) foot wrought iron and masonry fence in the front yard.
- APPROVED 7/0**



12. BAR-12-067

SANDRA ROUNSAVILLE, by Molly Miller
1920 Ashland Avenue

CD7

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a garage encroaching approximately five (5) feet into the required five (5) foot rear yard setback, creating an approximate zero (0) foot rear yard.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 3/4

- b. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a garage encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.

MOTION TO APPROVE FAILED FOR LACK OF SEVEN (7) AFFIRMATIVE VOTES 3/4

- c. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a carport encroaching approximately five (5) feet into the required five (5) foot side yard setback, creating an approximate zero (0) foot side yard.

APPROVED 7/0

13. BAR-12-069

MARIA AND ARMANDO Jr. MONROY
2913 Early Fawn Court

CD3

- a. Request a **VARIANCE** in an "A-5" One-Family District to permit the continued use of a storage shed approximately thirteen feet six inches (13'6") instead of the maximum height eight (8) feet in height, excessive by approximately five feet six inches (5'6").

APPROVED 7/0

14. BAR-12-070

MILTON Jr. AND LESLIE JONES
10200 Little Valley Road

CD7

- a. Request a **SPECIAL EXCEPTION** in a "B" Two-Family District to permit the construction of four (4) foot solid wood fence in the projected front yard.

APPROVED 7/0

- b. Request a **VARIANCE** in a "B" Two-Family District to permit the construction of an approximate eight (8) foot solid wood fence instead of the maximum allowed four (4) feet in height, excessive by approximately four (4) feet.

APPROVED 7/0

III. ADJOURNMENT: 3:45 P.M.